

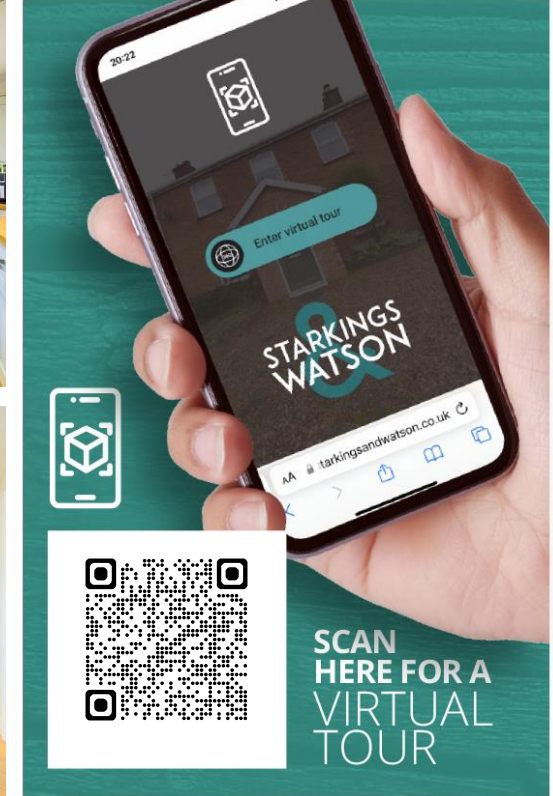
SPINNEY DRIVE

East Harling, Norwich NR16 2TE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

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- Mid Terrace Home
- Popular Newly Built Development
- Underfloor Heating
- Upgraded Kitchen/Dining Room & Utility
- Sitting Room with Woodburner
- Three Double Bedrooms
- Two Bathrooms & W/C
- Private Garden, Driveway & Garage

IN SUMMARY

Located within the EVER POPULAR village of EAST HARLING you will find this mid terrace property with INTEGRATED GARAGE presented in excellent order. The accommodation extends to approximately 1300 SQFT (stms) including the garage with an entrance hallway and W/C, impressive open plan KITCHEN/DINING ROOM with country style kitchen and separate UTILITY room beyond. There is a separate SITTING ROOM to the rear with doors onto the garden and a FIREPLACE housing a WOODBURNER. On the first floor there is a main family bathroom as well as THREE GENEROUS BEDROOMS with plenty of built in storage with the addition of a study room off bedroom three. There is also an EN-SUITE shower room to the master bedroom. The property benefits from modern gas fired UNDERFLOOR central heating as well as SOLAR PANELS. There is a sunny enclosed rear garden, single garage and DRIVEWAY PARKING also.

SETTING THE SCENE

Approached via Spinney Drive you will find hard standing parking to the front for two vehicles as well as front lawns. The driveway leads to the single integral garage with an up and over door as well as pathway access to

the front leading into the main entrance hallway.

THE GRAND TOUR

The property is approached by the main entrance door to the front leading into the entrance hallway with solid wood flooring and stairs to the first floor landing. You will also find the ground floor w/c accessed off the hallway as well as understairs storage. To the left hand side, you will find the open plan kitchen/dining room with continuation of the wood flooring. Initially you will find the dining area which offers a large space for a generous dining table as well as built in cupboard housing the boiler. The dining space is then open plan to the kitchen area with a range of shaker style units with wooden worktops over as well as space for American style fridge/freezer and dishwasher. There is a breakfast bar area and integrated double oven grill with electric hob and extract fan over. This leads through to the utility room with further range of storage and rolled edge work surfaces over and space and plumbing for washing machine and tumble dryer with a door leading from the utility to the rear garden. To the rear of the house there is the separate sitting room which offers double doors onto the rear garden as well as a brick built fireplace housing a woodburner at a continuation of the same wood flooring. Heading up to the first floor landing, you will find three ample bedrooms as well as the family bathroom. To the front of the house is the main double bedroom with two double built in wardrobes as well as a tiled en-suite shower room which also houses built in storage. To the rear is a further double bedroom with built in storage which leads through to either a walk in dressing room or study room depending on preference, again with built in storage. Adjacent to this bedroom you will find the family bathroom which is tiled with bath and



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shower attachment over. The final double bedroom can be found over the garage with windows to front and rear and plenty of space for soft furnishings.

THE GREAT OUTDOORS

The rear garden is enclosed and private with a pleasant, paved patio and decked area both suitable for table and chairs as well as the lawned area with raised planting and mature shrubs. You will also find a timber shed and rear access to the garage from the garden. The garden is enclosed with timber fencing.

OUT & ABOUT

The property is situated in the popular village of East Harling, which offers a range of day-to-day amenities including shops, doctors, dentist, pharmacy, takeaways and post office. There is also a good sporting network within the community centre including playing fields, football, cricket and bowls club. Diss, Thetford & Attleborough, nearby towns, both provide further schooling, amenities and transport links via mainline train stations.

FIND US

Postcode : NR16 2TE

What3Words : ///mixing.upgrading.cobbles

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyer are advised there are solar panels in place. The property is heated via underfloor gas fired central heating.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

Reduced headroom:
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m

1313.2 ft²
122 m²

Reduced headroom

671.24 ft²
5.79 m²